



# City of Granite City

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## *Plan Commission Minutes June 7, 2012*

### **CALL TO ORDER**

The Chairman, John Janek, called the meeting of the Plan Commission to Order on Thursday, June 7, 2012, at 7:00 PM.

### **PLEDGE and SWEAR-IN/COMMENTS**

The Pledge of Allegiance was recited and those present in the audience were sworn in. Following the welcoming remarks, the Chair said the Plan Commission is a recommending body to the City Council and the Council will make the final determination of the Petitions at the regularly scheduled meeting on June 19, 2012.

### **ATTENDANCE/ROLL CALL**

Members Present: John Janek, Mark Davis, Shirley Howard, Don Luddeke, Frank Greathouse, Peggy Cunningham, Jim Smith and Michael Spanberger. Excused absences: Jack Taylor and Mary Jo Akeman. Also present were: Assistant City Attorney Laura Andrews and Zoning Administrator Steve Willaredt.

### **MINUTES & AGENDA**

A Motion to amend the Agenda and remove the review of Shapiro Brothers' plan for concealment of the scrap yard was made by Mark Davis and seconded by Shirley Howard. Ron Motil, Attorney representing Shapiro Brothers, was called out of town and unable to attend the meeting. All Ayes. Motion Carried.

A Motion to approve the Minutes from the previous meeting held on May 3, 2012, and this evening's amended Agenda was made by Mark Davis and seconded by Shirley Howard. Voice vote. All ayes.

### **COUNCIL REPORT**

The Zoning Administrator reported the recommendation by the Plan Commission to allow expansion of the rental yard and office building at 1081 Geil Drive was granted final approval by the City Council.

**PETITIONER (1):** SBA Communications Corporation  
Diane Borchardt, AICP  
5900 Broken Sound Parkway NW  
Boca Raton, Florida 33487

The Zoning Administrator explained SBA Communications is based in Florida. A teleconference call has been arranged with Ms. Borchardt and he will initiate the call if the Commission has questions or concerns.

Mr. Willaredt explained the Petitioner is requesting a Special Use Permit for transfer of ownership. The Telecommunications Tower and Equipment is located at 387 West Pontoon Road (District Zoned C-5).

The Chair asked the Board for any reason not to allow the request. None voiced an opinion.. Laura Andrews, Assistant City Attorney, cited Ordinance #3818, Section 14-300 Applicability, Paragraph "C": Assignment or Sale "If a tower is sold, or the use of the tower is assigned or sold; the new owner or assignee shall notify the City and shall be subject to the regulations contained in this ordinance including the requirement of a Special Use Permit". She stated this is exactly what the Petitioner has done.

**A MOTION** to approve the change in ownership and approve the Special Use Permit as presented by Mr. Willaredt was made by Peggy Cunningham and seconded by Mike Spanberger. Roll Call vote: 7 ayes and 1 abstain. Motion carried.

**PETITIONER (2):**       **Tim Stafford**  
                                  **2617 Kate Street**  
                                  **Request for Special Use Permit/New Ownership**

The Zoning Administrator distributed color photographs (Attachment A, copies available upon request) for the Commission to review.

Tim Stafford came forth and introduced himself, stating his home address is: 1109 Summit, Collinsville, Illinois. He stated the intent is to purchase the property from Steve Kovach and is requesting a Special Use Permit to allow him to continue use as an auto body shop at 2617 Kate Street. The property is located in a district Zoned R-3. The establishment will be known as *Auto Collision Center*.

Discussion followed. The Zoning Administrator referred to page 3 of Attachment" A" and stated, barbed wire is against City Ordinance (Section 5-300 #3) and would have to be removed. The Commission questioned the number of vehicles parked inside the fence and asked if they are permanently parked there. Mr. Stafford said they belong to the present owner and he plans to move them.

Mr. Stafford stated there is a paint booth in the auto body shop, he will use water-borne spray paint. The waste should be minimal and the method for waste removal will be in a solvent receptor. The Petitioner stated he has purchased a utility trailer for scrap metal which he will recycle himself. The Petitioner added that he has been a paint representative for Al's Motor Supply for 20 years.

The Chair called for questions or comments. The Zoning Administrator referred to the barbed wire and reiterated that would have to be removed. The new owner should comply with the fencing requirements as stated in the City Ordinance.

The Checklist for Special Use Permits was completed as follows:

- a). Hours of operation limited to: 8:00 AM to 5:00 PM
- b). Days of operation: Monday thru Saturday
- c). Signage limited to: Per Sign Ordinance and approval by the Zoning Administrator
- d). Screening Required: Fence must be slatted
- e). Additional Parking required: Not applicable
- f). Additional exterior lighting permitted: No
- g). Is there a need to address storm water run-off? No
- h). Does permit expire with change of ownership and/or use? Yes
- i). Is re-application necessary to intensify use? Yes
- j). Shall the Zoning Administrator have the right to bring back the permit for review if, at any time, he finds the stated intent of the permit has not been followed or the business has become a nuisance? Yes
- k). Additional requirements: Barbed wire must be removed from premises

**MOTION** by Shirley Howard and seconded by Jim Smith to allow the Special Use Permit and allow Auto Collision Center to be established in a district zoned R-3 (residential). Roll call vote. All ayes. Motion carried by unanimous consent.

#### **NEW BUSINESS**

None voiced.

#### **UNFINISHED BUSINESS**

##### **a). Article 5 Junk/Scrapyard Limitations**

The Assistant City Attorney, Laura Andrews, referred to the draft of Section 5-700 dated September 15, 2011,

(Attachment B, copy available upon request) and asked: (1) The number of junkyards and scrapyards located in the City at present and (2) how many Scrap/Junk yards would the Commission like to suggest to the Council we allow.

Discussion followed. In an attempt to define scrapyard and junkyard. Shirley Howard offered the following explanation: A scrapyard is where metals are re-sold and gave examples of existing businesses: Dollar-a-day and Total Metals on Missouri Avenue; and on a much larger scale, Shapiro Brothers on Niedringhaus Avenue.

A junkyard is an area where in-operable vehicles are located and vehicle parts are sold, i.e. B-Auto Parts in Madison. Mark Davis agreed with her interpretation, but added the present day term is "recycled", not sold.

The Zoning Administrator read the following legal definition, According to 49 USCS 30501. (Title 49 Transportation; Subtitle VI. Motor Vehicle and Driver Programs; Part A. General; Chapter 305, National Motor Vehicle Title Information System), salvage yard means an individual or entity engaged in the business of acquiring or owning salvage automobiles for (A) resale in their entirety or as spare parts, or (B) rebuilding, restoration or crushing.

The Chair and Commission members concurred, if (Section 5-710) the Council is looking for a limitation in the number of junkyards and scrapyards to be allowed in the City, the recommendation is to limit the number **zero** and incorporate the above definition in the language. The assistant City Attorney agreed to re-write the draft.

#### **UNFINISHED BUSINESS**

##### **b). Architectural Design & Appearance Standards**

Jon Ferry, Economic Director, distributed a printed side-by-side comparison (Attachment C, copy available upon request). The "Old" side states current conformity or trend; the "New" side is language he proposes adding to the City Ordinance.

Jon stated the purpose is to market the City by requiring standards such as building colors, construction materials and use of consistent patterns on the facades. He distributed color photographs, taken in another city, of business establishments such as CVS Pharmacy, O'Reilly Auto Parts and Auto Zone (Attachment D, copies available upon request). The buildings were very nice, constructed of brick with walkways and landscaping. Though he does not want to scare businesses away, he does not want to be on the low end of construction standards. His belief is, businesses will build to whatever our zoning codes require. The plan would be to implicate residential development standards along the major arterial roadways; roadways defined as having 10,000 vehicles per day or higher, i.e. Madison Avenue and Nameoki Road.

Discussion followed. One of the major concerns of the Commission pertained to the section entitled General Standards; in particular, exterior materials and colors. The matter was tabled to be reviewed at a future meeting.

No further business.

#### **ADJOURNMENT**

Motion to Adjourn by Frank Greathouse and seconded by Don Luddeke Voice vote. Motion carried.

Respectfully submitted.

***Barbara Hawkins***

Secretary, Plan Commission

**PLAN COMMISSION ADVISORY REPORT**

**Hearing Date: June 7, 2012**

**PETITIONER (1): SBA Communications  
Ms. Diane Borchadt, AICP  
5900 Broken Sound Parkway NW  
Boca Raton, Florida 33487  
Special Use Permit /New Ownership**

**MOTION by Peggy Cunningham and seconded by Mike Spanberger to approve the Petition for a Special Use Permit due to a change in ownership. Existing telecommunications tower and equipment located at 387 West Pontoon Road. District Zoned C-5.**

**ROLL CALL VOTE:**

<b>John Janek</b>	<b>Yes</b>	<b>Frank Greathouse</b>	<b>Yes</b>
<b>Mark Davis</b>	<b>Yes</b>	<b>Peggy Cunningham</b>	<b>Yes</b>
<b>Shirley Howard</b>	<b>Yes</b>	<b>Jim Smith</b>	<b>Abstain</b>
<b>Don Luddeke</b>	<b>Yes</b>	<b>Michael Spanberger</b>	<b>Yes</b>

**7 Ayes and 1 Abstain. Motion carried.**

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**PETITIONER (2): Tim Stafford  
2617 Kate Street  
Special Use Permit/New Ownership**

**MOTION by Shirley Howard and seconded by Jim Smith to allow the Special Use Permit for Tim Stafford as new owner of property, d/b/a Auto Collision Center, to continue a commercial business in a District Zoned R-3.**

**ROLL CALL VOTE:**

<b>John Janek</b>	<b>Yes</b>	<b>Frank Greathouse</b>	<b>Yes</b>
<b>Mark Davis</b>	<b>Yes</b>	<b>Peggy Cunningham</b>	<b>Yes</b>
<b>Shirley Howard</b>	<b>Yes</b>	<b>Jim Smith</b>	<b>Yes</b>
<b>Don Luddeke</b>	<b>Yes</b>	<b>Michael Spanberger</b>	<b>Yes</b>

**Motion carried by unanimous consent.**